

Subject Details

PROPERTY TYPE	GLA
SFR	2,028 Sq. Ft.
BEDS	BATHS
4	3.0
STYLE	YEAR BUILT
Historical	1979
LOT SIZE	OWNERSHIP
0.15 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Central	Central
COUNTY	APN
Solano	0132373200

Analysis Of Subject

Provided by Appraiser

CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

VIEW

Residential



LOCATION

Residential

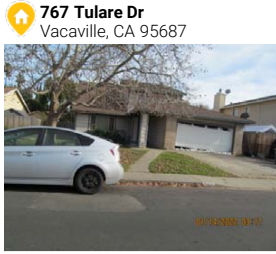


SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Per a review of the PDC report the subject appears to be in average condition with no recent updates. The appraiser makes the extraordinary assumption that the exterior is reflective of the interior. The use of an exterior assumption can impact assignment results.

Sales Comparison

Provided by
Appraiser



767 Tulare Dr
Vacaville, CA 95687



315 Plantation Way
Vacaville, CA 95687



243 Woodhaven Dr
Vacaville, CA 95687

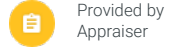


215 Bel Air Dr
Vacaville, CA 95687

MOST COMPARABLE

COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.30 miles	0.28 miles	0.48 miles
DATA/ VERIFICATION SOURCE	Public Records	MLS; Public Records	MLS; Public Records	Public Records
LIST PRICE	--	--	--	--
LIST DATE	--	10/18/2021	10/15/2021	08/02/2021
SALE PRICE/PPSF	--	\$620,000 \$337/Sq. Ft.	\$590,000 \$321/Sq. Ft.	\$605,000 \$298/Sq. Ft.
CONTRACT/ PENDING DATE	--	10/26/2021	10/23/2021	08/05/2021
SALE DATE	--	11/30/2021	11/15/2021	10/12/2021
DAYS ON MARKET	--	41	8	68
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.15 Acre(s)	0.14 Acre(s)	0.15 Acre(s)	0.14 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Historical	Traditional	Traditional	Traditional
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	43	45	45	45
CONDITION	C4	C3 -\$37,200	C3 -\$35,400	C4
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/4/3	7/4/2.1 \$3,100	7/4/2.1 \$5,900	7/4/2.1 \$3,025
GROSS LIVING AREA	2,028 Sq. Ft.	1,840 Sq. Ft. \$14,100	1,840 Sq. Ft. \$14,100	2,028 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Central	Central	Central	Central
COOLING	Central	Central	Central	Central
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	--	Solar Owned -\$6,200	--	Solar Owned -\$6,050
OTHER	--	Pool -\$12,400	--	--
NET ADJUSTMENTS		-6.23% -\$38,600	-2.61% -\$15,400	-0.50% -\$3,025
GROSS ADJUSTMENTS		11.77% \$73,000	9.39% \$55,400	1.50% \$9,075
ADJUSTED PRICE		\$581,400	\$574,600	\$601,975

Value Conclusion + Reconciliation



Provided by
Appraiser

\$600,000
AS-IS VALUE

1-45 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Search conducted on a .75 mile radius and +/-15% GLA.

EXPLANATION OF ADJUSTMENTS

Condition 6%, Solar 1%, Pool 2%, GLA \$75sf A time adjustment for sales within the past 6 months could not be supported.

ADDITIONAL COMMENTS (OPTIONAL)

315 Plantation Way - Whoa honey!! This is it. 4 Bedrooms walking distance to a k-8 school, shopping and restaurants. in ground Pebble Fina pool, owned Solar, Rv parking and Three car drive way. Bocce Ball court, renovated Galore an absolute entertainers dream. 243 Woodhaven - Move in Ready! 4 Bedroom 2 1/2 bath home updated with a New Roof, New flooring, newer paint, remodeled kitchen with crisp white cabinets, granite counters. Dual pane windows. The spacious lot offers RV parking, low maintenance yard, huge patio and shed. Close to schools, shopping and Travis Air Force Base.

Reconciliation Summary

Most weight is given to comp 3 for most similar in condition and GLA.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Per a review of the PDC report the subject appears to be in average condition with no recent updates. The appraiser makes the extraordinary assumption that the exterior is reflective of the interior. The use of an exterior assumption can impact assignment results.

Neighborhood and Market

From Page 6

Per an MC Addendum the market has increased over the past 12 mon the market has increased at about 5.77%. A time adjustment for sales within the past 6 months could not be supported.


Analysis of Prior Sales & Listings

From Page 5

Highest and Best Use Additional Comments

Per a review of the subject, zoning, online data the subject meets H&B.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS? **Event** **Date** **Price** **Data Source**
No

LISTING STATUS
Not Listed in Past Year

DATA SOURCE(S)
MLS,Public Records

EFFECTIVE DATE
01/18/2022

SALES AND LISTING HISTORY ANALYSIS

Order Information

BORROWER **LOAN NUMBER**
Redwood Holdings LLC 47754

PROPERTY ID **ORDER ID**
31968677 7891790

ORDER TRACKING ID **TRACKING ID 1**
01.13.22_CV 01.13.22_CV

Legal

OWNER **ZONING DESC.**
LETHA GATEWOOD Residential Low Density

ZONING CLASS **ZONING COMPLIANCE**
RL-6 Legal

LEGAL DESC.
RM BK 33 PG 23 LT 54 ALAMO CREEK SUBD

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE
Yes

PHYSICALLY POSSIBLE? **FINANCIALLY FEASIBLE?**
✓ ✓

LEGALLY PERMISSABLE? **MOST PRODUCTIVE USE?**
✓ ✓

Economic

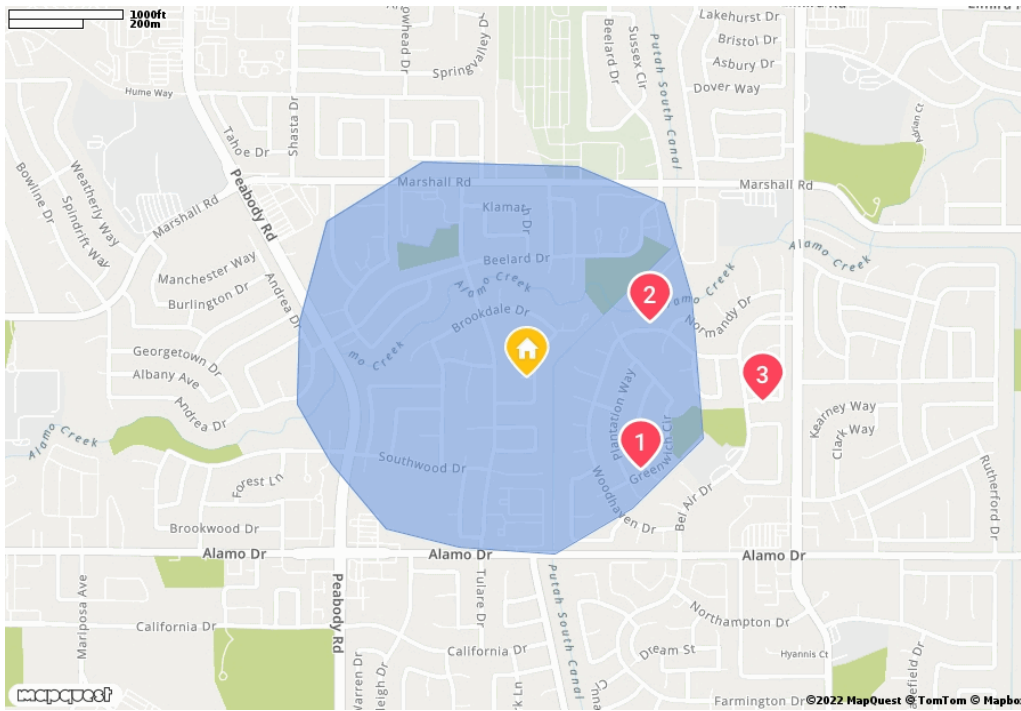
R.E. TAXES **HOA FEES** **PROJECT TYPE**
\$2,414 N/A N/A

FEMA FLOOD ZONE
06095C0279E

FEMA SPECIAL FLOOD ZONE AREA
Yes

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

43

Months Supply

0.5

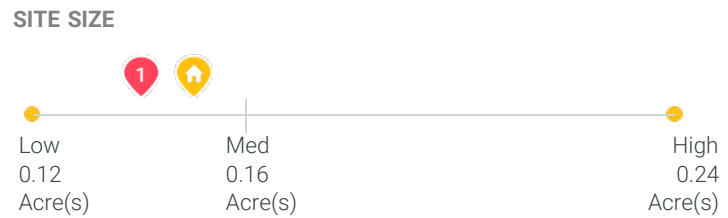
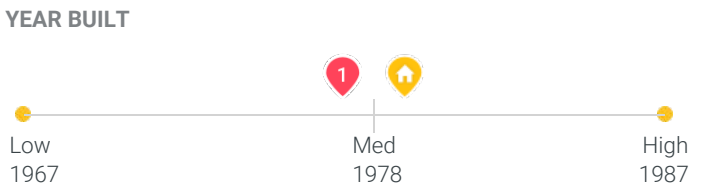
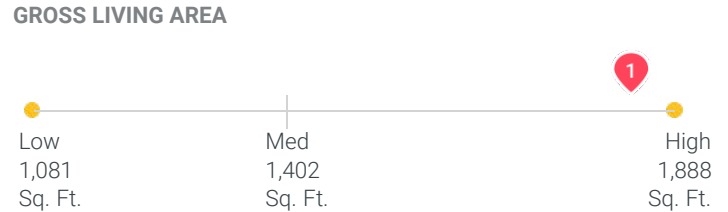
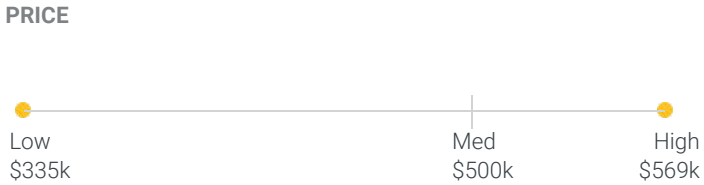
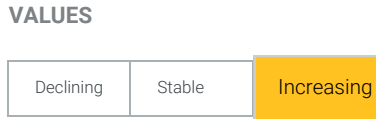
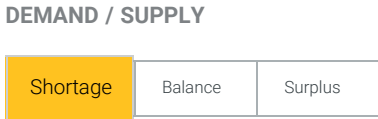
Avg Days Until Sale

11

Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS
Per an MC Addendum the market has increased over the past 12 mon the market has increased at about 5.77%. A time adjustment for sales within the past 6 months could not be supported.



Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Street



Other



Other

Comparable Photos

Provided by
Appraiser

1 315 Plantation Way
Vacaville, CA 95687



Front

2 243 Woodhaven Dr
Vacaville, CA 95687



Front

3 215 Bel Air Dr
Vacaville, CA 95687



Front

Scope of Work

 Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Kelly Nusbaum, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Kelly Nusbaum and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE

NAME

Lisa Sheets

EFFECTIVE DATE

01/14/2022

DATE OF REPORT

01/18/2022

LICENSE #

AL033198

STATE

CA

EXPIRATION

02/21/2022

COMPANY

Ana Elizabeth Sheets

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE SFR	CURRENT USE SFR	PROJECTED USE SFR
OCCUPANCY Occupied	GATED COMMUNITY No	ATTACHED TYPE Detached
PARKING TYPE Attached Garage; 2 spaces	STORIES 2	UNITS 1
EXTERIOR REPAIRS \$0	INTERIOR REPAIRS N/A	TOTAL REPAIRS \$0





Condition & Marketability

CONDITION	⚠ Fair	Roof, gutters and garage door are in need of repair. Sand bags in front of garage, subject is in a flood zone.
SIGNIFICANT REPAIRS NEEDED	⚠ Yes	Roof, gutters and garage door are in need of repair.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	-
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	-
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT		No	-
ROAD QUALITY		Good	-
NEGATIVE EXTERNALITIES		Yes	Subject is located in a flood zone.
POSITIVE EXTERNALITIES		Yes	Schools, parks, shopping within 1 mile.

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Kelly Nusbaum/	01223015	Kelly Nusbaum	Coldwell Banker Kappel Gateway Realty	01/14/2022